

Wednesday August 14, 2019
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Will Northern, Chair, CD 1 Jennifer Trevino, CD 2 Beth Welch, CD 3 Jesse Gober, CD 4 Rafael McDonnell, CD 5	Sandra Runnels, CD 6 John Aughinbaugh, CD 7 Wanda Conlin, Vice Chair CD 8 Kimberly Miller, CD 9	3
I. WORK SESSION / LUNCH 11:30 AM	City Council Conference Room 290	
 A. Briefing: Previous Zoning Actions B. Review: Today's Cases C. Discussion: State Bill and Zoning D. Discussion: Conditional Use Pern E. Discussion: Minutes Format 	Impacts	Staff Staff Legal Staff Staff
II. PUBLIC HEARING 1:00 PM City Co	ouncil Chambers	
	LIC HEARING ARE TO BE HEARD A DAY, SEPTEMBER 10, 2019 AT 7:00	
A. Call to OrderB. Approval of Meeting Minutes of J	July 10, 2019	Chair
To view the docket: http://fortworthtexa	as.gov/zoning/cases/	
C. CONTINUED CASES		
a. Applicant/Agent: Mary Nell Poole	CREEK ET AL 4400 block Huffines Boulevard	CD 2
Permit for outdoor equipment ren		

2. ZC-19-090 NEW A MALIK, INC. 6635, 6665 Randol Mill Rd. 4.76 ac.

CD 4

- a. Applicant/Agent: David Gregory/Icon Engineering
- b. Request: From: "G" Intensive Commercial To: Add Conditional Use Permit to allow overnight truck parking; site plan included
- 3. ZC-19-091 BYD TALON HILL DEVELOPMENT LLC 6801 Lake Country Dr. 4.92 ac. CD 7
 - a. Applicant/Agent: Joseph Reue/Burgess & Nipple
 - b. Request: From: "A-5" One-Family and "E" Neighborhood Commercial To: PD/CR Planned Development for all uses in "CR" Low Density Multifamilyl with a maximum number of 37 units and 50% open space; site plan included
- 4. ZC-19-111 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: STOP SIX DESIGN OVERLAY CD ALL
 - a. Applicant/Agent: City of Fort Worth Planning & Development
 - b. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending:
 - Chapter 4 "District Regulations" to amend Article 1, "General";
 - To add Conditional Use Permit to the list of districts established;
 - Amend Article 4, "Overlay Districts" to add Section 4.408 "Stop Six Overlay" ("SS")
 District" providing development standards and administrative procedures related to the overlay district

To review the proposed amendments: http://fortworthtexas.gov/zoning/cases/

- D. NEW CASES
- 5. ZC-19-116 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP AMENDMENT: STOP SIX DESIGN OVERLAY Generally bounded by Loop 820, Wilbarger St, Miller Ave, and Union Pacific Railroad 2961.76 ac. CD ALL
 - a. Applicant/Agent: City of Fort Worth Planning & Development
 - b. Request: From: Various zoning districts To: Create the boundaries for Stop Six ("SS") Design District Overlay
- 6. ZC-19-101 NATALIE & LEONEL ZAMARRIPA 3211 NW 33rd St. 0.52 ac.

CD 2

- a. Applicant/Agent: Bryan Hull
- b. Request: From: "A-5" One-Family To: Add Conditional Use Permit to allow detached daycare facility for 60 children with waiver to the size of the outdoor play area; site plan included
- 7. ZC-19-107 AIL INVESTMENT, LP & AIL West, LLC 12000 block FM 156 460.18 ac. CD 7
 - a. Applicant/Agent: Peloton Land Solutions/Jonathan Ragsdale
 - b. Request: From: Unzoned To: "K/AO" Heavy Industrial/Fort Worth Alliance Airport Overlay

8. ZC-19-113 GARLAND ALL STORAGE ASSOCIATES, LTD 7801 Crowley Rd. 1.05 ac.

CD8

- a. Applicant/Agent: Carl Helton
- b. Request: From: "E" Neighborhood Commercial To: Add Conditional Use Permit to allow auto parts retail; site plan included
- 9. ZC-19-114 VERTEX ASSET PARTNERS 2851 S. Riverside Dr. 34.29 ac. CD 8
 - a. Applicant/Agent: Brandy O'Quinn / Urban Stategies of Texas
 - b. Request: From: PD 760 To: "MU-1" Low Intensity Mixed-Use and Amend PD 760 to have a base of "I" Light Industrial, excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waiver requested.
 - c. This case will be heard by City Council on August 20, 2019.
- 10. ZC-19-115 PENSCO TRUST 8636 Meadowbrook Dr. 3.17 ac. CD 5
 - a. Applicant/Agent: T. J. Moore
 - b. Request: From: "E" Neighborhood Commercial To: "A-5" One-Family
- 11. ZC-19-117 CATHERINE COLQUITT 2601 McPherson Ave. 0.54 ac. CD 9
 - a. Applicant/Agent: Tym Seay
 - b. Request: From: "A-5" One Family / TCU Residential Overlay To: "R2" Townhouse/Cluster / TCU Residential Overlay
- 12. ZC-19-118 SOUTHSIDE CITY CHURCH OF FORT WORTH 2100, 2116 W. Lowden St., 2828 Townsend Dr., 2837 Frazier Ave. 1.13 ac. CD 9
 - a. Applicant/Agent: Townsite Company / Mary Nell Poole
 - b. Request: From: "A-5" One-Family and "CF" Community Facilities/TCU Residential Overlay To: "UR" Urban Residential/TCU Residential Overlay
- 13. ZC-19-120 MICHAEL SMITH 11432 S. Pipeline Rd. 19.58 ac. CD 5
 - a. Applicant/Agent: T. J. Moore / ECM Development
 - b. Request: From: "AG" Agricultural, "AR" One-Family Restricted, "CF" Community Facilities, "K" Heavy Industrial To: "A-5" One-Family
- 14. ZC-19-121 MIKE, STACEY, BENJAMIN ET AL, FRITCHEN 9250 Blue Mound Rd. 14.09 ac.

CD₂

- a. Applicant/Agent: Eddie Eckart/Goodwin & Marshall
- b. Request: From: "G" Intensive Commercial, "IP" Industrial Park To: "I" Light Industrial
- 15. ZC-19-122 CHAPEL CREEK WESTPOINT JOINT VENTURE 800 Chapel Creek Blvd. 15.30 ac. CD 3
 - a. Applicant/Agent: Mark Allen/Clairemont Acquisitions, LLC
 - b. Request: From: "E" Neighborhood Commercial To: "A-5" One-Family

- 16. ZC-19-123 WILLIAMSON-DICKIE MANUFACTURING COMPANY 9201 NW Highway 287 35.75 ac. CD 2
 - a. Applicant/Agent: Eddie Eckart/Goodwin & Marshall
 - b. Request: From: "G" Intensive Commercial, "IP" Industrial Park, "I" Light Industrial To: "I" Light Industrial
- 17. ZC-19-124 PULTE HOMES OF TEXAS, LP 2000 block Basswood Blvd. 10.26 ac. CD 2
 - a. Applicant/Agent: Marc Paquette / Peloton
 - b. Request: From: "A-7.5" One-Family "E" Neighborhood Commercial To: "R2" Townhouse/Cluster
- ZC-19-125 200 CARROLL FW INVESTORS, LLC 2708, 2709, 2712 Weisenberger St. 0.49 ac.
 CD 9
 - a. Applicant/Agent: Ryan Hughes / Griffith Firm PLLC
 - b. Request: From: "MU-1" Low Intensity Mixed-Use To: Add Conditional Use Permit to allow a bar; site plan included
- ZC-19-126 CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION Generally bounded by the Trinity River, Bellaire Drive & Overton Woods Drive 10.45 ac.
 - a. Applicant/Agent: City of Fort Worth
 - b. Request: From: "C" Medium Density Multifamily To: "A-5" One-Family

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, August 09, 2019 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary & Kayser